169.0	0010	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,900 / 682,900
					USE VALUE:	682,900 / 682,900
					ASSESSED:	682,900 / 682,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
269		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROTH DAVID H & HEIDI M	
Owner 2:		
Owner 3:		
Street 1:	269 APPLETON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	ROTH DAVID H & HEIDI M -
Owner 2:	-
Street 1:	269 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-7155

NARRATIVE DESCRIPTION

This parcel contains 4,075 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1443 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4075.000	303,300		379,600	682,900
Total Card	0.094	303,300		379,600	682,900
Total Parcel	0.094	303,300		379,600	682,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.25 | /Parcel: 473.2

Legal Description

User Acct 112407

GIS Ref

GIS Ref

Insp Date 06/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,500	0	4,075.	379,600	683,100	683,100	Year End Roll	12/18/2019
2019	101	FV	234,000	0	4,075.	379,600	613,600	613,600	Year End Roll	1/3/2019
2018	101	FV	241,200	0	4,075.	319,900	561,100	561,100	Year End Roll	12/20/2017
2017	101	FV	241,200	0	4,075.	292,800	534,000	534,000	Year End Roll	1/3/2017
2016	101	FV	241,200	0	4,075.	249,400	490,600	490,600	Year End	1/4/2016
2015	101	FV	228,700	0	4,075.	216,900	445,600	445,600	Year End Roll	12/11/2014
2014	101	FV	228,700	0	4,075.	200,600	429,300	429,300	Year End Roll	12/16/2013
2013	101	FV	228,700	0	4,075.	190,900	419,600	419,600		12/13/2012

!13111!

PRINT

Date	Time
12/11/20	03:07:11

LAST REV

Date	Time
08/08/18	10:49:52

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13111

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUPER RON/ ETAL	30559-414		8/18/1999		294,900	No	No		
CRAVOTT ESTHER	24642-52		6/23/1994		197,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/1992	341		17,000					15X10 ADD/1BTH/DCK

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Meas/Inspect	336	PATRIOT
6/19/2000	MLS		
12/28/1999	Mailer Sent		
12/9/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4075		Sq. Ft.	Site		0	70.	1.33	7									379,576						379,600	

Total AC/HA: 0.09355 | Total SF/SM: 4075 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,576 | Spl Credit | Total: 379,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372650
Depreciation:	69313
Depreciated Total:	303337

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

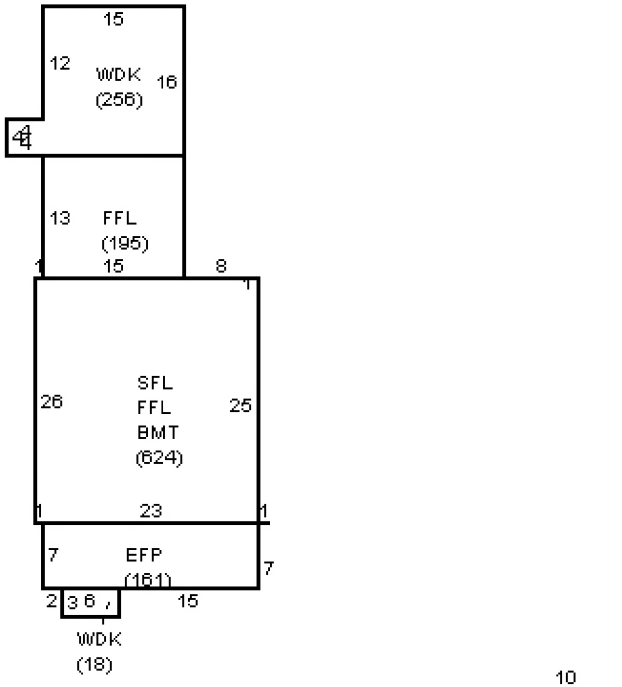
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	819	165.380	135,442
BMT	Basement	624	49.610	30,958
SFL	Second Floor	624	165.380	103,194
WDK	Deck	274	9.460	2,591
EFP	Enclos Porch	161	43.250	6,964
	Net Sketched Area:	2,502	Total:	279,149
Size Ad	1443	Gross Are	2502	FinArea 1443

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	121.22
Final Total:	303300	Val/Su SzAd	210.19

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

169.0-0010-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: